



## ZONING BOARD OF ADJUSTMENT RESULTS LIST

June 15, 2000

BOFA 2000030  
Aimco Haverhill, L.L.C.

### RESULT - APPROVED WITH CONDITIONS

To allow buffer reduction in the northern portion of the Haverhill Road right-of-way buffer to accommodate entrance gates and a re-alignment of the entrance driveway.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000030	7.3.F.1 Landscape and Buffering: Partial reduction of right-of-way buffer along Haverhill Road, as shown on Exhibit 9.	15 Feet	5 Feet	10 Feet
ADDRESS OF PROPERTY:	Haverhill Commons-4901 Haverhill Road			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan, Exhibit 9 and the Conceptual Landscape Plan, Exhibit 21, presented to the Board, simultaneously with the building permit application. **(BLDG PERMIT:BLDG)**
2. By June 15, 2001, the applicant shall have obtained a building permit for the security gates and paving/drainage for the road improvements to vest the 10 foot landscape encroachment variance into the right-of-way landscape buffer along Haverhill Road. (DATE: MONITORING-ENG-BA)
3. By January 15, 2001 or simultaneously with the submittal of a building permit for the security gates or paving/drainage permit for the road improvements the applicant shall submit a landscape plan for the Haverhill Road buffer. The landscape plan will be consistent with Exhibit 21, Landscape Plan-Entry, in the Board of Adjustment file in the Zoning Division. (MONITORING-DATE-LANDSCAPE-BA)

RESULTS LIST  
BOARD OF ADJUSTMENT  
June 15, 2000

BOFA 2000031  
Charles A. Smith & Bonnie E. Latta

RESULT - APPROVED WITH CONDITIONS.

To allow an existing shed to encroach into the required interior side and rear setbacks.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000031	6.5.G.4 Property Development Regulations: Rear Setback/Nonconforming	15 Feet	6.6 Feet	8.4 Feet
	6.5.G.2 Property Development Regulations: Interior Side Setback	15 Feet	6.56 Feet	8.44 Feet
ADDRESS OF PROPERTY:	16113 Cornwall Dr E			

The above variance was granted subject to the following zoning condition(s):

4. By September 29, 2000, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan (Exhibit 9 & 10) presented to the Board, simultaneously with the building permit application for the shed. (DATE:MONITORING-BLDG PERMIT).
5. By October 29, 2000, the applicant shall obtain a building permit for the shed. (DATE:MONITORING-BLDG PERMIT).
6. By September 15, 2000 the applicant shall submit a copy of a Restrictive Covenant to the Zoning Division for the County Attorney's review and approval. The Restrictive Covenant shall be recorded in the Circuit Court by November 15, 2000 and a copy of the recorded document provided to the Zoning Division. The Restrictive Covenant shall state the existing accessory structure shall be utilized as an accessory shed and not a stable . (DATE:MONITORING-COUNTY ATTORNEY-ZONING-BA)

RESULTS LIST  
BOARD OF ADJUSTMENT  
June 15, 2000

BATE 2000032  
Gaeta Limited Partnership #1

RESULT - APPROVED WITH CONDITIONS

The applicant has applied for a time extension to allow for a 6 month time extension for BA99-065 approved 8/19/99.

BATE 2000032	<p>The applicant has applied for a Time Extension to BA 99-065, Condition #2.</p> <p>By June 19, 2000, the applicant shall obtain a final landscape inspection for the landscaping in order to vest the landscape right-of-way buffers along Northlake Blvd. And I-95 southbound on-ramp (east property line)</p>	FROM:	TO:	TOTAL OF:
		June 16, 2000	December 16 2000	6 Months
ADDRESS OF PROPERTY:	4074 Northlake Blvd			

The above variance was granted subject to the following zoning condition(s):

7. By June 19, 2000, the applicant shall obtain a final landscape inspection for the landscaping in order to vest the landscape right-of-way buffers along Northlake Blvd. and I-95 southbound on-ramp (east property line). (DATE:MONITORING-CO-LANDSCAPE)

**IS HEREBY AMENDED TO READ:**

By December 19, 2000, the applicant shall obtain a final landscape inspection for the landscaping in order to vest the right-of-way buffers along Northlake Blvd. and I-95 southbound on-ramp (east property line). (DATE:MONITORING-CO-LANDSCAPE)

8. Prior to applying for a building permit the applicant shall administrative abandon the Special Exception, 77-170, R-77-14414, for new/used vehicles. (BLDG. PERMIT-ZONING)

NOTE: PRIOR TO CERTIFICATE OF OCCUPANCY THE APPLICANT SHALL ENSURE THE ZONING DIVISION HAS APPROVED THE ABANDONMENT OF THE TWO RESOLUTIONS.

The property owner has complied with the other conditions of approval of BA99-065, approved August 19, 1999.

RESULTS LIST  
BOARD OF ADJUSTMENT  
June 15, 2000

BOFA 2000033  
MBS Spec Properties, Inc.

RESULT - APPROVED WITH CONDITIONS

To allow for reduction in the required right-of-way landscape buffer along Evans Lane and to reduce the width of the required landscape buffer along the western property line.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000033	7.3.F.1 Landscape Right-of-way Buffer: Require 15 foot wide buffer along Evans Lane	15 Foot	5 Foot	10 Foot
	7.3.F.3 Incompatibility Buffer along West property line.	15 Foot	5 Foot Landscape Buffer with 6 Foot wall (existing)	10 Foot
ADDRESS OF PROPERTY:	729 N Military Trl			

The above variance was granted subject to the following zoning condition(s):

9. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan, Exhibit 22, presented to the Board, simultaneously with the building permit application (BLDG PERMIT: BLDG)
10. By June 15, 2001, the applicant shall obtain a building permit for the 8,000 square foot retail building in order to vest the north and west property line landscape buffer reduction. (DATE: MONITORING-BLDG PERMIT)
11. Prior to the issuance of the Final Certificate of Occupancy for the 8,000 square foot retail building the applicant shall install the following landscaping in the north and west landscape buffer:
  - North Buffer (Along Evans Lane)**
    - a). Native 14 foot tall shade trees planted 20 feet on center
    - b). Native 36 inch tall native hedge planted 24 inches on center
  - Western Buffer**
    - a). Native 14 foot tall shade trees planted 20 feet on center
    - b). Native 36 inch tall native hedge planted 24 inches on center
12. Prior to the Final Certificate of Occupancy on the 8,000 square foot building, the applicant shall stucco the eastern side of the existing CBS wall located along the western property line. The stucco and finish shall be in keeping with the proposed building materials. (MONITORING-INSPECTIONS- CO-BA)